

Session 16-09 a Regular Meeting of the Public Safety Building Review Committee was called to order by Chair Castner at 5:30 p.m. on July 13, 2016 at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska and opened with the Pledge of Allegiance.

PRESENT: COMMITTEE MEMBERS CASTNER, PAINTER, ROBL, AND WYTHE

TELEPHONIC: JOE JOLLEY, CORNERSTONE CONSTRUCTION, INC.

STAFF: PUBLIC WORKS DIRECTOR MEYER
DEPUTY CITY CLERK KRAUSE

AGENDA APPROVAL

The agenda was approved by consensus of the committee.

PUBLIC COMMENTS REGARDING ITEMS ON THE AGENDA

Kevin Lahaie, non-city resident, recent transplant from California, commented on the positive benefits of having a skateboard park in town.

Alex Clayton, non-city resident, commented on being a role model for the younger users of the skate park and how this benefits the city's young people away from bad influences and that having a skate park is highly beneficial to the town.

Chair Castner distributed a copy of the proposed rendering and location for the new skateboard park. He also passed along the information on the Anchorage designer and advised them to stay involved to advocate for the project. Carey Meyer Public Works Director provided the young men his business card.

Heath Smith advised the young people that they should attend the Parks, Art Recreation and Culture Commission meeting on Tuesday at 1:00 p.m. They will be really interested in hearing from them.

RECONSIDERATION

APPROVAL OF MINUTES

A. June 29, 2016 Regular Meeting Minutes

Chair Castner stated he did not disapprove the minutes but voiced opposition to the use of the word interrupted on page 7, Comments of the Audience, during Mr. Adams comments, third paragraph, first sentence. He opined that it was an abrupt description.

The minutes were approved by consensus of the Committee.

VISITORS

STAFF AND COUNCIL REPORT/COMMITTEE REPORTS/BOROUGH REPORTS

A. Council Report – Mayor Wythe

Mayor Wythe had no further new news.

B. Staff & Design Team Report – Carey Meyer

1. Construction Costs for the Police Station Deliverable Date
2. Verification
3. Construction/Design Specialty Fields – Radio, Communication, Security

Carey Meyer provided a summary of the actions the design team and staff has been working on since the last meeting as follows:

- Working on identifying first and second floor reductions in the amount of 2200 sf in addition to the reductions already shown in the renderings provided – Public Safety Building Project
- Worked on the items requested from the last meeting
- Discussed the schedule how best to use the money already appropriated and producing the GANTT chart
- Making progress on the Fire Hall improvements that they can accomplish before freeze up
- Application submitted for a CUP for the covered parking structure at the Fire Hall
- Close to agreement with the Cornerstone on the improvements designed by Stantec and they have agreed to implementing a cost plus fixed fee contract for the Fire Hall.
- Cornerstone has engaged subcontractors for cost estimates

Mr. Meyer explained the strategy being employed to negotiate the contract for the improvements to the Fire Hall.

Chair Castner stated he would like to go back to that later since they have Joe Jolley on the phone but requested Mr. Meyer to proceed on the schedule and schedule of values for the Fire Hall improvements and he wants to be in agreement that this was the schedule and schedule of values.

Mr. Meyer responded that working with Joe Jolley and Carl Brinkerhoff (sp), project manager for Cornerstone, on the schedule when each of the items within the scope of work will start and be completed and the 12 work items and determined the budget for each of those items. He noted that there appeared to be enough funding for the conversion and proceeded to explain the assumed cost savings to convert the Fire Hall to Natural Gas. He assumed that there would be a 25% savings.

A brief discussion and clarification on the cost savings and recouping the expenses to convert to natural gas ensued.

Chair Castner commented that there would be five observable activities that will be started this summer. Mr. Meyer confirmed that they would be looking at performing the demolition for the second floor addition, equipment bay floor drainage, paving the parking lot and the equipment storage building. Chief Painter commented on the numbers reflected in the provided estimate for the flooring. Mr. Jolley confirmed that Mr. Brinkerhoff was working with several contractors. Chair Castner questioned the budget and noted that they would spend a bit more time on the heating plant and

asked Mr. Jolley if he was confident with those numbers. Mr. Jolley noted that there may be some room on some items when they get a bit more information to reduce the costs.

The committee agreed that there may be potential over savings to convert the building to natural gas since they will be using it for an additional 10 years but would like to see better numbers on the costs to convert versus the proposed savings.

The Committee approved the proposed schedule of values as presented with the exception of the line item to convert to natural gas.

Chair Castner allowed a question from Heath Smith in the audience. Mr. Smith questioned how the bays are heated currently. Chief Painter responded that they have electric heaters and fans. Mr. Smith then inquired if they will be running in floor heat with the new bay floors.

Mr. Meyer and Chair Castner provided some information on probable scenarios with the heating of the equipment bays depending on the conversion to natural gas.

A brief discussion ensued on the intent of the committee is to get everything that the Police department wants for the best price the city can get it for. This will then be presented to the voters who will say yes. Additional comments on getting a price that is less than the price listed as the Guaranteed Maximum Price.

The next item Chair Castner addressed was verification and expressed his concern regarding the perception of a conflict of interest. It was pointed out by members of the committee that he had no monetary gain and Chair Castner explained that it was the perception of a bias is what he was afraid of and did not want to field accusations of conflict of interest. He went on to explain different scenarios in verification processes he has experienced in his career. Mr. Meyer responded to Mayor Wythe that currently most projects that the city does is conducted the normal way, submitted out for bid and there is no one in the city's employ with the experience to conduct verification on this type of project. They do however have several persons on staff with credible experience with the road construction, water and sewer construction but no one with credible experience on this type of project. Mr. Meyer proceeded to explain the use of familiarity, working relationships and the hiring of a professional estimator. Mr. Meyer further opined that having Chair Castner involved through the community is an asset as he can point out areas where the costs are higher than they should be.

Additional points made on the refinement of the project costs ensued including the areas of the project that will be subcontracted out such as mechanical, electrician, and civil. It will be the areas of the project will be self-performed. Mr. Meyer noted that he performed most of that capacity on the City Hall Expansion project in response to Mayor Wythe's query. Further comments to consider was the Guaranteed Maximum Price, not increasing the scope of work when savings are realized in areas of the project. Included in the discussion was the slight differences in the Fire Hall Improvements necessitated a cost plus a fee contract and that Chief Robl did not think that they will be receiving any grants this year but it looks very good for next year.

PUBLIC HEARING

PENDING BUSINESS

A. Citizen Outreach Plan and Election Calendar

Chair Castner noted the letter that was distributed and that meetings were being scheduled. He asked if there was anything to work on tonight. Chief Robl responded that he did not see anything that was required tonight. There was no further discussion or comment.

1. Draft Ordinance 16-XX, Public Information on the Ballot Proposition
 - a. Scheduled for the July 25, 2016 City Council Meeting
2. Developing list of community leaders as presenters and job description
 1. Draft 3x5 Project Information cards
 2. Discussion on training presenters
5. Public Information – Print and Radio
 - a. Designing the Draft Voter Information Pamphlet
 - b. Drafting the Radio Announcement Content
 - c. Drafting the newspaper display advertisements
 - d. Story Boards

B. Draft “Frequently Asked Questions” Review and Revisions

Chair Castner provided a laydown of the draft and requested the committee to review it and make recommendations. He provided comment on a recent use of a FAQ on a fund raising effort being conducted.

Deputy City Clerk Krause will email the document to committee members for review and recommendations. Chief Robl will review it and offer any changes.

C. Fire Station Improvements

1. GANTT Chart
2. Cost Estimates

Chair Castner thanked Mr. Meyer for these items. There was no further discussion.

D. Existing Police Station Building – What to Do with the Facility

1. Excerpt of Minutes from December 10, 2014

Chair Castner believed that Question #7 answers this – City Council will need to decide what to do with the old building.

NEW BUSINESS

A. Next Meeting Deliverables and Agenda Items

Chair Castner noted that he is attending the Council Meeting on July 25, 2016 and they will have the deliverables requested. He would like to have the FAQ document approved and ready when he starts making the presentations at the various groups. There next meeting is July 27th and he requested that the FAQ be on the agenda and blessed by the committee.

Chair Castner provided a synopsis of his message that this is going to be a fork in the road for the community. They have been tasked with this and part of his message is the shifting of their public safety officers. They demand a lot more from them. This is going to be the new paradigm for the city by determining what they feel is the most important. Many times they are the first responders and mentioned a recent incident where a call resulted in an overdose and Chief Robl provided some details on the incident involving two responding officers reviving an overdose victim using their naran kits. He added that there were a total of four overdoses that night and the other three did not make it. He is trying to track that information. He is not sure if they are hypersensitive or what.

Mayor Wythe stated that they should have the Public Information – Print and Radio on the agenda so they can work on those items.

INFORMATIONAL ITEMS

- A. Election Calendar
- B. Letter to Service Organizations Requesting to be a Speaker

COMMENTS OF THE AUDIENCE

Heath Smith, city resident, pleased that they are working in a direction that shows that the committee is cognizant that the costs are important and that there has been some reduction in the square footage but he will wait to see how that plays out as to costs. His selling point and as they heard from the audience last time those numbers matter, until they get more concrete numbers, his “YES” vote will be pending. He then said that the answer to number 10, under the FAQ, is really important, he knows that they were quoted 144 but that was under the old design. They really need to lock in the numbers. He believes that they should do it in a detail manner which will be important if they have to scale back on something they will have the operational savings. He cannot emphasize enough that every dollar it costs them to operate something in an increased fashion on an annual basis has a tremendous effect on what they do. Whatever the disposition of the HART is and how they make up the money they are using now we have to find a way to get it. They already agreed on the 6.5% they are going to have to do additional adding, this is a critical service and they have to determine how they are going to pay for that. They will need to know this information especially when they ask people to pay more and with the uncertainty at the state level there is a tremendous amount of pressure and that uncertainty will not bode well at the ballot. If they cannot get away from that pressure, he is not sure what will happen. He wants to get to yes. This is going to be tough. He commented on the fixed costs plus fee. He hopes to never hear that again. He stated that reminded him of VECO and the oil spill. We need some set numbers to know what they are operating by; He applauded the committee with what is going on here but they needed to see a much more polished project. He was concerned with who controlled the price, they what the guaranteed lowest price. This is something that the community needs.

Chair Castner noted that VECO was cost plus 10%, they had no incentive. Mr. Smith was concerned on who controlled the price and they needed the guaranteed lowest price they can get.

COMMENTS OF CITY STAFF

Carey Meyer commented on the question of what they are going to do with the money they already have authorized and he was trying to minimize the amount that they expended at this time but he requested some direction from the committee on what to do – carry on or use it differently; currently they are working on the reduction in costs. He is not pushing a more detailed design forward.

Chair Castner stated that he would like to get a better handle on the budget; he wants to get away from the \$12 million dollar number and see a lower number for the Bond. He doesn't want to have a \$1 million discretionary money into it either. He would also like to have the renderings for the Council meeting, the elevation plan and cost estimate.

Mr. Meyer assured the Chair that they could provide those deliverables in time for the next Council meeting. He then questioned the request for Story Boards at an earlier meeting. Chair Castner commented that the Frequently Asked Questions answers a lot and they do have the old story boards but he feels that what they have shown actions and a progression of decisions to move toward "yes". He believes half of it is getting the Chief's what they need to provide services.

Mr. Meyer will move forward to complete the progress on the Fire Hall and provide the information needed for the presentations.

COMMENTS OF THE COUNCILMEMBER

Mayor Wythe requested Chair Castner to send in writing a list of items to Mr. Meyer that he needs for the July 25th Council meeting and that it be delivered by Friday, July 22, 2016. She will not be in attendance at that Council meeting.

COMMENTS OF THE CHAIR

Chair Castner commented that it was great to see the Skateboard Park users and related a conversation he had with Anna Meredith with the Rec Room; he also noted that the Foundation has some money to bring down the gentleman from Anchorage plus the group seemed willing to fundraise too. Hopefully they get organized and he will be meeting with Justin Skye who opened the new Skate Shop. Mayor Wythe would be interested in attending any meetings.

Chair Castner stated that he doesn't want to do any cost cutting to take away things that Public Safety personnel need, he said that they did not have these problems 40 years ago and the training has changed since then; he is glad that they found the extra space in the HERC building; he believed that they could get this project down to around \$8 million. He noted that they already had \$7.9 million for the building itself so we will see where it comes.

COMMENTS OF THE COMMITTEE

Chief Painter commented that it has been a pleasure working with the various subs that have come to the fire hall. He looks forward to the start of the project.

Chief Robl commented that he spent the day in Kodiak with Mr. Smythe yesterday and spent time with touring the police department. The staff there were very patient and gracious taking them through the facility, seeing how it works for them he was able to view fixtures and the best part was the discussion on if they could do it again what would they do different since the project reached \$30 million there were items that were cut such as covered parking and they did not build out enough for evidence storage and after 5 years they do not any room left. Chief Robl added that at least they have plenty of space for expansion in storage he believed. Kodiak had a shooting range planned for under the building but due to budget it was cut. Currently they are in discussions with the Troopers there and sadly if they would have built it 5 years ago they would have saved 20%. He responded to Mayor Wythe that they do not have hard numbers on the costs, carbon numbers or wear and tear on having the vehicles idle every day all day in the winter.

ADJOURN

There being no further business to come before the Committee the meeting adjourned at 6:58 p.m. The next regular meeting is scheduled for July 27, 2016 at 5:30 p.m. All meetings scheduled to be held at the City Hall Conference Room located at 491 E. Pioneer Avenue, Homer, Alaska.

RENEE KRAUSE, CMC, DEPUTY CITY CLERK

Approved:_____